# Marie+Fritz



## SHORT DESCRIPTION

In Darmstadt, Implenia is developing, planning, and constructing an urban, modern, and sustainable district that provides housing for a diverse range of user groups, includes a daycare center and commercial spaces, and will have a positive impact on the microclimate through the integration of greenery.

## THE PROJECT

Implenia is planning an urban, modern and sustainable residential quarter on Marienplatz in Darmstadt, which will offer different forms of housing for all target groups in a mix of ownership and rental. Around 320 apartments will be built on the approx. 14,000 $m^2$ site in a five-storey meandering structure and a 16-storey residential tower. Small commercial units and a municipal daycare center will round off the quarter.

There will also be residential units in the subsidized housing segment, which will be located in the meander-shaped structure.

With green roof areas, green outdoor facilities and inner courtyards, the project will improve the quality of life and have a positive ecological and microclimatic impact on the location.

**Website**

Investment volume over €100 million

## SUSTAINABILITY

- Passive summer thermal protection through external shading systems and wrap-around balconies
- Sustainable energy concept that eliminates the use of fossil fuels
- Minimization of embodied $CO_2$ by reducing the amount of concrete used
- Photovoltaic system on the roof

The project aims for LEED Gold certification.

## FURTHER INFORMATION

Visualizations © RenderVision

## FACTS

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| **Location** | Darmstadt , Germany |
| **Status** | Under construction |
| **Construction volume (value of our services)** | 100 M EUR |
| **Start of construction** | January 2026 |
| **Completion** | March 2029 |
| **Building owner** | Implenia Marienplatz Hochhaus GmbH, Darmstadt |
| **Architect** | netzwerkarchitekten, Darmstadt |
| **Plot size** | 14000 $m^2$ |

## SERVICES

- Real Estate
- Hochbau (Deutschland)
- Beraten und Planen
- Schlüsselfertiges Bauen
- Real Estate Development
- Site & project development